

Deep Water Pier & Rail-Served Terminal

Sale of 41 Entire Acres or Sale/Lease of Up to 20 (+/-) Contiguous Acres
5501 Pennington Avenue, Baltimore, Maryland 21226



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Executive Summary

TD&A is pleased to exclusively represent Origin Baltimore Terminals on the sale of the 4-parcel, 41.01-acre site, identified as 5501 Pennington Avenue, the former headquarters of Origin Americas.

In addition to the acquisition of the entire 41-acre waterfront property, ownership is now offering the rare opportunity to purchase a subdivided portion of the property adjacent to its deep water (24') pier of up to 20 (+/-) contiguous acres, including potential exclusive use of the existing CSX rail spur with stacking for up to 8 railcars.

With the property's main entrance at the intersection of Pennington Avenue and Birch Street in Curtis Bay, the 41 acres are improved by multiple buildings constructed at varying times, measuring approximately 140,000 square feet in all. Multiple economic development incentives are available, which packaging is determined on a case-by-case basis.

At present, the Property is anchored by long-term credit tenants, Universal Environmental Services, Amrize, formerly DBA Aggregate Industries / Holcim Group, and Allan Myers. The property currently generates an annual Gross Income of \$2.9 (+/-) million through multiple diversified revenue streams, including warehouse, IOS, tankage rentals, scale and parking income, as well as dockage and transloading revenue.

Zoned MI and I-2, the Pennington Avenue location provides the unique opportunity for a strategic operator requiring exclusive use of CSX rail and deep water to own prime industrial property in the land-constrained B-W Corridor, with direct access to the Port of Baltimore waterways, CSX Railway, I-95, I-695, I-97, and in close proximity to the Key Bridge reconstruction site.

More specifically, in addition to being located in an Opportunity Zone, Enterprise Zone, and potential eligibility for multiple other economic development incentives, 5501 Pennington provides an owner-operator with maximum flexibility to add value via redevelopment and adaptive repurpose of up to approximately 25 acres of raw land and improved property, with restructuring or termination of existing below-market leases, maximizing underutilized dockage and transloading revenue, and new tank construction.

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Property Information

Multi-Modal Terminal with Deep Water Pier & CSX Rail

Property offers direct access to Curtis Creek and CSX Rail. Primary pier handles barges and/or shipping vessels with a maximum length of 640 feet. Maximum draft is 24' at low tide. Secondary pier available for tugboat and smaller vessel dockage (in need of repair). Single-rail spur into the site transitions to a double-rail spur adjacent to the warehouse and shed for stacking up to 8 railcars.

Deep water pier and CSX Rail, designed with infrastructure to receive liquid asphalt by sea vessel and transport the asphalt through heated piping from the point of receipt to the liquid asphalt storage tanks on site. Property has the additional capacity to receive used motor oil by rail or sea vessel and distribute used motor oil by rail, OTR trucking, or sea vessel.

Short or Long-Term Lease: Warehouse, Shed & IOS

The warehouse and shed can be leased together or separately with the versatility to include as much or as little additional contiguous acreage as needed. Abundant exterior area available throughout site from approximately 1 to 25 acres with as much as 20 contiguous acres in rear of site.

Lease Shed - Available Immediate Occupancy

- 47,082 (+/-) Square Feet situated contiguous to the primary pier with adjacent rail spur siding.
- Double rail spur immediately adjacent to the shed.
- Large Drive-in Access, lighted, unheated, and with exposure to the elements. 40' (+/-) to 60' (+/-) interior clear height and broad column spacing.
- Ideal for inbound and outbound bulk material handling, tipping, storage, and distribution.

Lease Warehouse - Available With Notice

- 16,000 (+/-) Square Feet on .50 (+/-) acres situated close to the primary pier with adjacent rail spur siding.
- Double rail spur immediately adjacent to the warehouse.
- Front-loaded with 7 Docks and 1 Drive-in (varying door dimensions).
- 15' (+/-) Clear Height and Clear Span.
- 480-volt, 3-phase electric is in place.
- Either party may give notice to terminate the lease with 6 months' prior written notice.

Lease IOS Land & Building Shell - Available Immediate Occupancy

- IOS Land from 25 (+/-) acres.
- 10,725 (+/-) Square Feet on .50 (+/-) acres situated close to rail spur and across from warehouse.
- Fenced yard, Drive-in access. Can be leased in "as is" cold, dark shell condition.

Utilities

- 13, 500 Volts, 1900 AMPS covers all areas except for asphalt plant and 1M gallon tank farm (serviced by 1200 AMP primary power)

***All Except for the 3 Long Term Leases are either Short Term or Contain Landlord Termination Rights**

Value-Add Opportunity

DEVELOPMENT & REDEVELOPMENT

- Rare opportunity to purchase the entire site or up to 20 (+/-) acres in the rear of the site as shown on the attached plan, including potential exclusive use of existing double rail spur (8 railcar stacking) and shared use of primary pier with 24' deep water at draft.
- Potential for new owner to develop for its own use and/or for others up to approximately 25 acres for additional warehouse, IOS, tankage, or other heavy waterfront industrial facility use.
- Potential sale of credit tenant Liquid Asphalt tankage leased to Amrize and Allan Myers consists of 134 KB total capacity; 98 KB active storage under lease on 5.5 acres plus expansion capacity within the "racetrack". UMO facilities leased to Universal Environmental Services, situated on 4 (+/-) acres, consisting of a 21,000 SF office building, 25 oil storage tanks with 1.7 M gallon capacity, including 3 propane-heated tanks, multiple service buildings, and 3- 1M gallon storage tanks.
- One 100K-gallon available storage tank brings total oil storage capacity under the UE lease to (+/-) 5,040,000-gallon oil storage capacity.
- Navigable distance to Key Bridge: 4.25 miles by water and 5.65 miles by road.

TANKAGE REDEVELOPMENT

- Two existing 18,000 Barrel Liquid Asphalt Tanks onsite are currently decommissioned, with the potential to renovate or replace them with new tanks.

STABILITY & VERSATILITY

- Long-term credit tenants include Universal Environmental Services, Amrize, and Allan Myers.
- Short-term leases at below-market rents with flexibility for the owner to terminate leases and/or increase rents to market.
- Flexibility to control one's own destiny for the intended use of property by increasing revenue through leasing vacant property or re-leasing terminable leases of warehouse space and land at market rates.
- As a result of the Key Bridge collapse, there is increased demand from strategic water & rail logistics users of heavy marine industrial property. Planning is in progress, and construction of the new Key Bridge is expected to be complete by 2028 at a projected cost of \$2 billion.

Investment Highlights

DIVERSIFIED REVENUE STREAM

Multi-tenant property offers investors a wide range of revenue-producing income streams, including warehouse and IOS rental, credit tenant tankage rentals, tractor & trailer parking and scale income, as well as dockage and transloading service revenue.

STRATEGIC WATER & RAIL LOGISTICS HUB

Situated on the north end of the B-W Corridor, with direct access to the Port of Baltimore waterways via Curtis Creek, Curtis Bay, and the Patapsco River, CSX Railway, I-95, I-695, I-97, and in proximity to Key Bridge. New Key Bridge construction planned for 2025 through 2028.

VALUE-ADD OPPORTUNITY

Property affords new ownership upside and untapped value-added opportunities, including development/redevelopment of up to approximately 25 acres of raw land and improved property, as well as construction of new revenue-generating tankage.

EXTENSIVE HEAVY INDUSTRIAL & OIL INFRASTRUCTURE

Property is largely improved with onsite tankage, oil & gas piping, and heavy electric service, and features direct access to the CSX Railway (including existing double rail spur for 8 railcar stack), as well as 460 foot pier able to accommodate up to 620' vessels with a maximum draft of 24' at low tide.

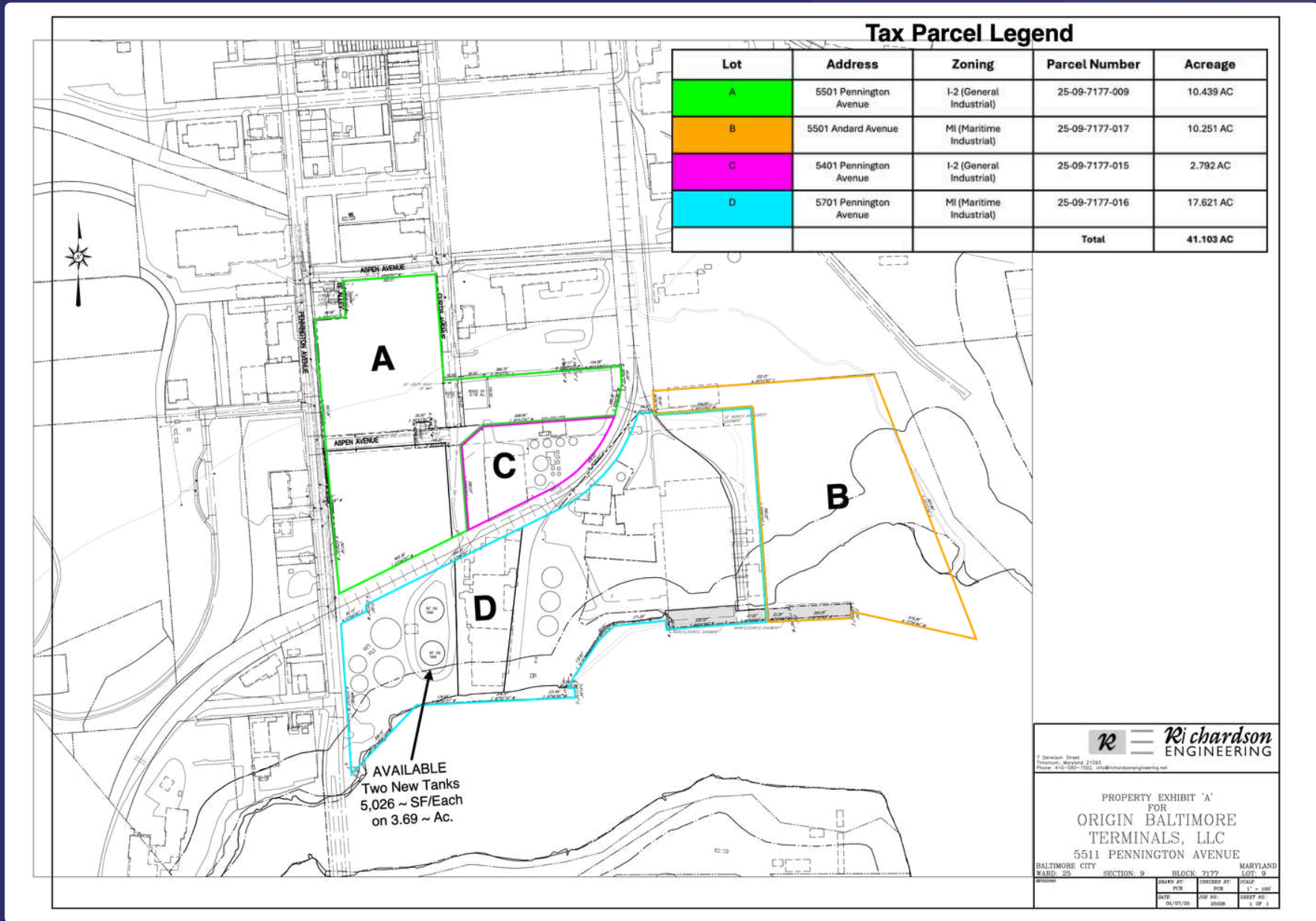
ECONOMIC DEVELOPMENT INCENTIVES

Property is located in an Opportunity Zone, Enterprise Zone, and potentially eligible for multiple other economic development incentives, including Maryland One Maryland Tax Credit (OMTC), Job Creation Tax Credit (JCTC), Priority Funding Area Credits, EARN Maryland, Partnership in Workforce Quality Training Grant, Maryland Research and Development Tax Credit, Manufacturing 4.0 Grant, Strategic Demolition Fund to name a few. TD&A will connect you directly to your Maryland State and Baltimore City economic development representatives to determine what programs best fit your project needs.

ADJACENT PROPERTY FOR SALE

The adjacent property at 5301 Andard Avenue is comprised of 21 acres and listed for sale for a price of \$19 million.

Tax Plat



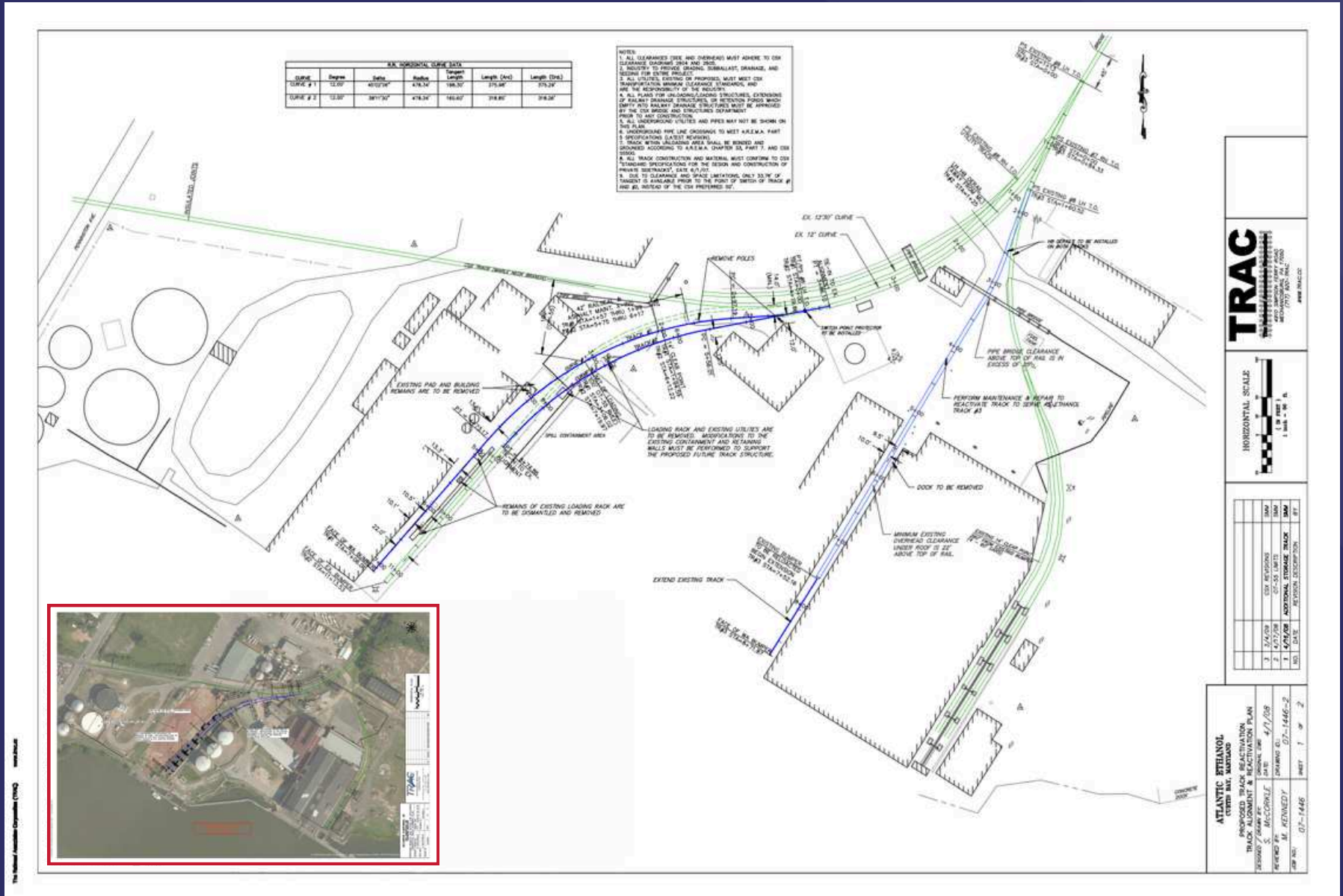
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Site Aerial



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Rail - Future Expansion

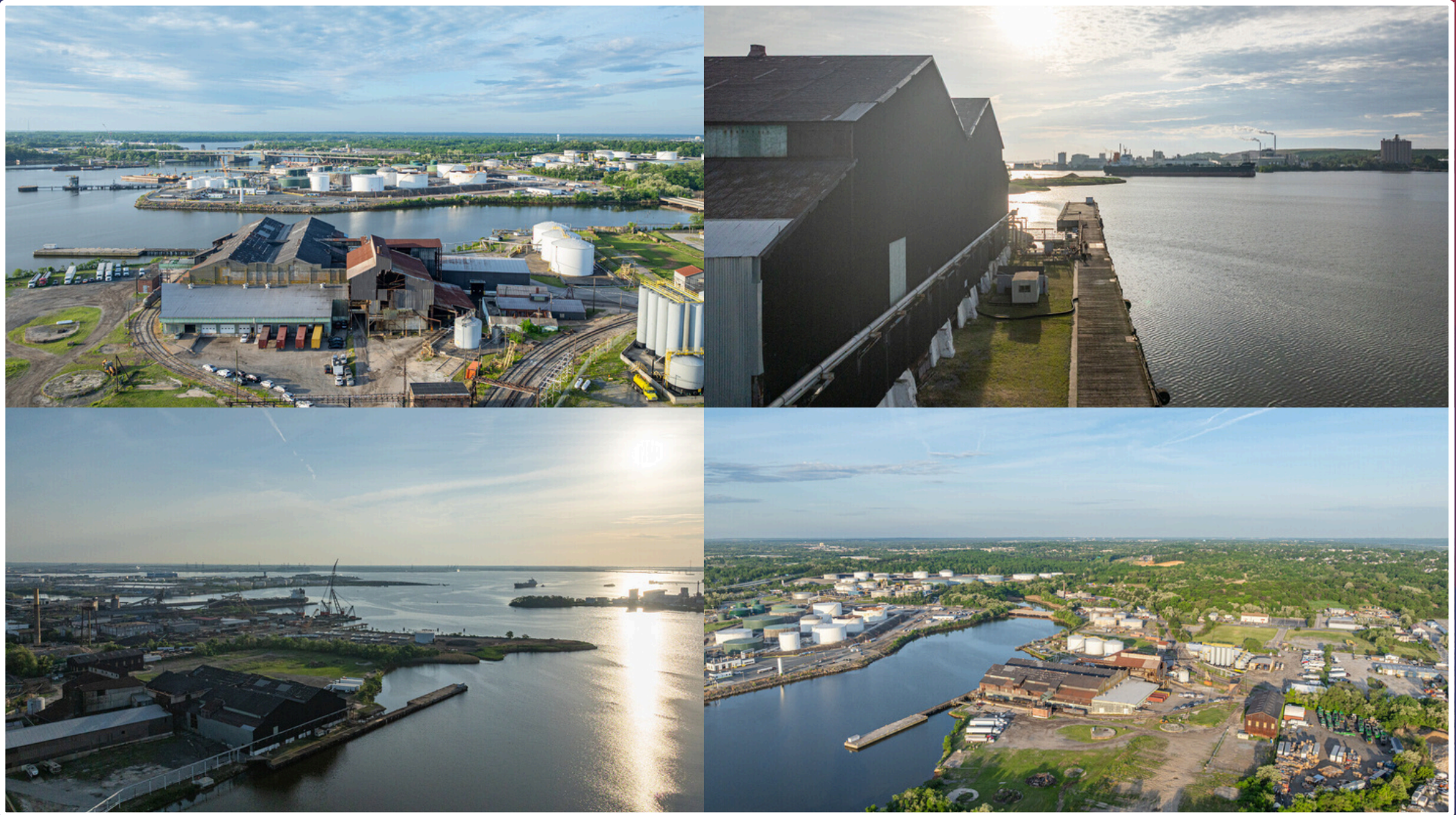


Berthing Aerial - May 2025



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Additional Photos



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